

MEMORANDUM

DATE: July 5, 2022

TO: Honorable Mayor and City Commissioners

VIA: James Slaton, City Manager

FROM: Jasmine Khammany, Senior Planner
Mark J. Bennett, Development Services Director

SUBJECT: Ordinance D2022-20 1st Reading and Public Hearing - Zoning Amendment for 16.43 acres of land north of Hunt Brothers Road, east of US Highway 27 and Miami Street.
PID 273011-000000-024130 & 273014-000000-031000

Public Hearing – Notice Requirements have been met

SYNOPSIS: *Bryan Hunter, authorized agent for owner, is requesting a recommendation to City Commission to amend the Zoning Map on above-mentioned parcels of land totaling approximately 16.43 acres.*

RECOMMENDATION

Approval at first reading, and adoption at second reading, following a public hearing to re-assign the following zoning designations, as recommended by the Planning and Zoning Board at a regular meeting on June 14, 2022:

Current Zoning: C-5 & C-3
Proposed Zoning: R-1A

BACKGROUND

The subject properties are located north of Hunt Brothers Road, east of US Highway 27 and Miami Street. The property is opposite of Longleaf Business Park.

The request is to change 14.26 acres north and south of Owens Road from zoning designation C-5 to R-1A and 2.17 acres adjacent to the Love's Truck Stop from C-3 to R-1A. The request reflects the project's boundaries and conforms to the project layout and design of a larger residential development project.

At a regular Planning & Zoning Board meeting, the Planning Board made a recommendation of approval to City Commission for a Residential Planned Development Project (PDP). Approvals of a Preliminary Subdivision Plat and Special Exception Use Permit for the PDP will be contingent upon approvals of the land use and zoning amendments by City Commission.

CODE REFERENCES AND REVIEW CRITERIA

The City Commission assigns zoning designations by ordinances upon a recommendation from the Planning & Zoning Board.

FISCAL IMPACT

Re-assignment would enable the development of these properties and the potential increase in property value. Specifically, estimating an average of \$200,000 in taxable value per unit, and assuming 1,020 dwelling units based on what is proposed, it could potentially result in over \$204 million in taxable value, and generate \$1.38 million in ad valorem taxes.

*Adjusted values for potential homesteaded properties have not been factored into this estimate.

ATTACHMENTS

Ordinance D2022-20 with Attachment A

Ridgecrest Legal Descriptions